



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: April 5, 2005

PUBLIC NOTICE OF A

DRAFT ENVIRONMENTAL IMPACT REPORT

LDR NO: 42-1393

A draft Environmental Impact Report (EIR) has been prepared by the City of San Diego, Land Development Review Division, for the project listed below. **Written comments regarding the adequacy of the draft EIR must be sent to the following address by May 19, 2005: Holly Smit-Kicklighter, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to DSDEAS@sanidiego.gov with the Project Number 6815 in the subject line. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding.** A final EIR incorporating public input will then be prepared for consideration by decision-making authorities.

General Project Information:

- Council District: **7**
- Project No. **6815**, SCH No. **2003061060**
- Community Plan Area: **College Area**

Subject: The Paseo: PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, NEIGHBORHOOD USE PERMITS, CONDITIONAL USE PERMITS, TENTATIVE PARCEL MAP, REZONE, PUBLIC RIGHTS-OF-WAY VACATIONS, COLLEGE AREA COMMUNITY PLAN AMENDMENTS, COLLEGE COMMUNITY REDEVELOPMENT PROJECT AMENDMENTS, COLLEGE COMMUNITY REDEVELOPMENT PROJECT MASTER PROJECT PLAN AMENDMENTS, COLLEGE COMMUNITY REDEVELOPMENT PROJECT CORE SUB-AREA DESIGN GUIDELINES AMENDMENTS, DISPOSITION AND DEVELOPMENT AGREEMENTS, AND PUBLIC FINANCING PLAN AMENDMENTS for the purpose of constructing a mixed-use development on an approximate 12.96-acre site. Project development would occur on two sites (primary and secondary), on which all existing structures would either be demolished or relocated. The primary project site is proposed to contain approximately 153,500 square feet of retail uses, 60,000 square feet of restaurant uses, a 4,500-square-foot religious center, a 67,000-square-foot cinema (2,900 seats), 110,000 square feet of office uses, a 4,500-square-foot religious center, and 470 units of multi-family residential uses (student housing). A two-level, 750,000-square-foot subterranean parking garage would underlie the primary project site. The secondary project site is proposed to include new student religious centers, totaling approximately 35,000 square feet, which would be relocated from those centers currently existing within the Core Sub-Area and/or the primary project site. This project has been selected by the City as a "Pilot Village" for the City of Villages program. The site is located immediately south of the San Diego State University (SDSU) campus, generally between Aztec Center Drive, an alley just east of College Avenue, Montezuma Road, and just west of Campanile Drive.

Applicant: San Diego State University Foundation

Recommended Findings: Based on an Initial Study, it appears that the proposed project may result in significant environmental impacts in the following areas: Land Use and Planning, Transportation and Circulation, Air Quality, Historical Resources, Public Services and Utilities, Human Health/Public Safety/Hazardous Materials, Hydrology and Water Quality, Geology and Soils, Aesthetics/Neighborhood Character, Noise, Paleontological Resources and Biological Resources. Areas within the project site are included on Government Code Listings of hazardous waste sites.

Availability in Alternative Format: To request the draft EIR and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5000 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: The draft EIR and supporting documents may be reviewed, or purchased for the cost of reproduction, at the City's Development Services Center, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. The document is also available for review at the following locations:

College/Rolando Community Service Center, 4704 College Avenue, San Diego 92115, (619) 265-3044

Mid-City Community Service Center, 4305 University Avenue, San Diego 92105, (619) 516-3110

Central Library, 820 E Street, San Diego, 92101, (619) 236-5800

Malcolm A. Love Library, SDSU, San Diego, 92182, (619) 594-5832

Allied Gardens/Benjamin Branch Library, 5188 Zion Avenue, San Diego, 92120, (619) 533-3970

College Heights Branch Library, 4710 College Avenue, San Diego, CA 92115, (619) 533-3902

For environmental review information, contact Holly Smit-Kicklighter at (619) 446-5378. For information regarding public meetings/hearings on this project, contact Development Project Manager Dan Stricker at (619) 446-5251. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on April 5, 2005.

Chris Zirkle, Assistant Deputy Director
Development Services Department